

# Neighborhood Assets

## Physical Features

- Geography**
1. Bluff Edge
  2. Proximity to Downtown
  3. Mississippi River
  4. Shift in north/south street grid

- Major Streets**
5. East 3rd Street
  6. Maria Avenue
  7. East 7th Street

- Parks**
8. Swede Hollow Park
  9. Dayton's Bluff Children's Garden
  10. Bruce Vento Nature Sanctuary
  11. Mounds Park
  12. Dayton's Bluff Recreation Center and Playground

- Institutions**
13. Mounds Park Theatre
  14. Dayton's Bluff Elementary
  15. Eagles Club
  16. Metropolitan State University
  17. Metro State/Community Library
  18. First Lutheran Church
  19. St. John's Lutheran
  20. Mexican Consulate
  21. Dayton's Bluff Community Council
  22. Sacred Heart Church

- Commercial/Services**
23. Swede Hollow Cafe
  24. The Strip Club Restaurant
  25. Roy's Service Center
  26. A Toast to Bread and incubator kitchen

- Neighborhood/Architectural Landmarks**
27. Doeren Cigar Factory
  28. Stutzman Block
  29. Hamm Family Houses
  30. Eichenwald Row
  31. Keller Row
  32. Toltz House
  33. Schoch Building
  34. Seeger Houses
  35. Muench House
  36. Muench-Heinemann House
  37. Tandy Row
  38. White House
  39. Leithauser Building
  40. Schornstein Grocery & Saloon

# Neighborhood Opportunities

## Proposed Project Sites

- Major Redevelopment**
41. Hamm's Brewery
  42. 3M
  43. Former Hospital Linen

- Improvements to Bluff Edge**
44. Overlooks
  45. Retaining wall
    - Pedestrian connections

- Pedestrian Oriented Streetscapes**
6. Maria Avenue between Metro State and East 3rd Street
  7. East 7th Street
    - Busy intersections ie: along 6th Street
    - Connections between green spaces

- Enhanced Greenspace**
9. Dayton's Bluff Children's Garden
  46. Triangle garden on East 3rd Street

- Building Redevelopment**
25. Roy's Service Center
  27. Cigar Factory
  31. Keller Row
  36. Muench-Heinemann House
  47. Budget Tire site
  48. Maria Flats
    - Vacant housing
    - Underutilized buildings along East 7th Street
    - Underutilized buildings on Maria between Metro State and East 3rd Street

**Potential Implementation Partners:** City of St. Paul • Invest St. Paul • Dayton's Bluff Neighborhood Housing Services • District 4 Community Council • Community Groups • Dayton's Bluff Urban Partnership • Community Design Center • Dayton's Bluff Residents • Business Owners  
Affordable Housing Providers • Banks • Real-Estate Agents • Metro State University • Xcel Energy • Health Partners • 3M • MNDOT

**Build on Assets** — The Dayton's Bluff neighborhood is distinguished by its unique geography, topography, and history. Conveniently located next to downtown Saint Paul on a bluff overlooking the Mississippi River, this historic neighborhood, with its extensive turn-of-the-century building stock, has a notable and established foundation to build on as it moves into the future.

**Forward Thinking** — Through a place based planning process the Dayton's Bluff neighborhood can identify collaborative partnerships to encourage more equitable development\*, create greater opportunities for residents at different stages of life, and realize a more socially, economically and environmentally sustainable future.

**Balance of Uses** — As Dayton's Bluff looks to the future, it can achieve increased stability through a more equitable mix of home ownership, a greater variety of rental opportunities and incorporation of locally based goods and services into the fabric of the neighborhood.

**Neighborhood Connections** — Enhanced physical and visual connections contribute to a more balanced neighborhood. Views to and from downtown can be improved and pedestrian oriented environments into and across the neighborhood can be enhanced. The transformation of physical boundaries into connections and amenities will support the vitality and safety of the neighborhood.

**Creative Re-use** — Select buildings can be transformed to accommodate contemporary uses that satisfy the needs and expectations of modern life. Similarly, selective demolition can be implemented to provide opportunities to build anew and enhance adjacent uses. A balanced approach to development and preservation can simultaneously address community concerns and maintain the historic fabric of the neighborhood.

**Attention to Detail** — Details - from boulevard gardens, clean sidewalks and mown grass, to tidy fencing, architectural ornamentation, porches and freshly painted siding -contribute to the positive image of the neighborhood and convey a sense of pride and ownership. Community supported programs, projects and events that encourage cosmetic improvements to public and private property will help the neighborhood put its best face forward and show off its assets.

\* For more information on the equitable development movement visit [policylink.org](http://policylink.org)

# Development Principles